

specifically to Monaghan Baptist Church. That seller agrees that if and when the full purchase price is paid, they will use their best efforts, if Covenant Baptist Church meets the standards and approvals required by J. P. Stevens Company or their successors and assigns, to assist in every way possible to see that a deed is made to the purchaser in accordance with any restrictions J.P. Stevens Company might require, and the seller makes no further warranties.

2. That this property is conveyed to the purchaser with the distinct understanding that the property described in Schedule A. is now under mortgage to Southern Bank & Trust Company of Greenville, S. C. in the original amount of \$250,000.00 as shown in mortgage recorded in the RMC Office for Greenville County in Mortgage Book 1387, page 350, recorded January 13, 1977.

3. That if the purchaser defaults in payments as shown in Schedule B, then all payments that have been made, will be regarded and considered as rentals or liquidated damages and the seller will not be required to make any refund of any monies paid in under Schedule B.

4. That the purchaser agrees to carry the necessary fire and extended coverage insurance on said buildings with Southern Bank & Trust Company, Monaghan Baptist Church and Covenant Baptist Church named as beneficiaries as their interests may appear.

5. That if, in the future, any property taxes are levied upon said property, the purchaser agrees to pay the same.

That the within agreements constitute all of the terms and conditions of this contract, and in the event the purchaser fails to pay the amounts as shown on Schedule B, the seller may declare this Bond for Title void and retain all monies that have been paid in as rentals.

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